

EXHIBIT III a
PERMITTED DENSITY LAND USE PLAN

PR. GROSS ACRE

UP TO 0.5 UNITS/AC.
UP TO 3.5 UNITS/AC.
UP TO 6.0 UNITS/AC.
UP TO 10 UNITS/AC.
UP TO 20 UNITS/AC.
UP TO 32 UNITS/AC.

LDA	SINGLE FAMILY
LDB	SINGLE FAMILY
LDC	SINGLE FAMILY
MFA	MULTI-FAMILY
MFB	MULTI-FAMILY
MFC	MULTI-FAMILY
C1	NEIGHBORHOOD COMMERCIAL
C2	COMMUNITY COMMERCIAL
C3	SUPPORT COMMERCIAL
O	OFFICE
IS	INSTITUTIONAL SCHOOL
IR	INSTITUTIONAL RELIGIOUS
IF	INSTITUTIONAL FRATERNAL
P	PUBLIC
SU	SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.

D.R.P.
Permit # 243
Starts June 5, 1985
Expires Sept 1, 1989
Issued by:

RECEIVED FROM CITY OF SAN ANTONIO PLANNING DEPARTMENT ON JANUARY 9, 1996

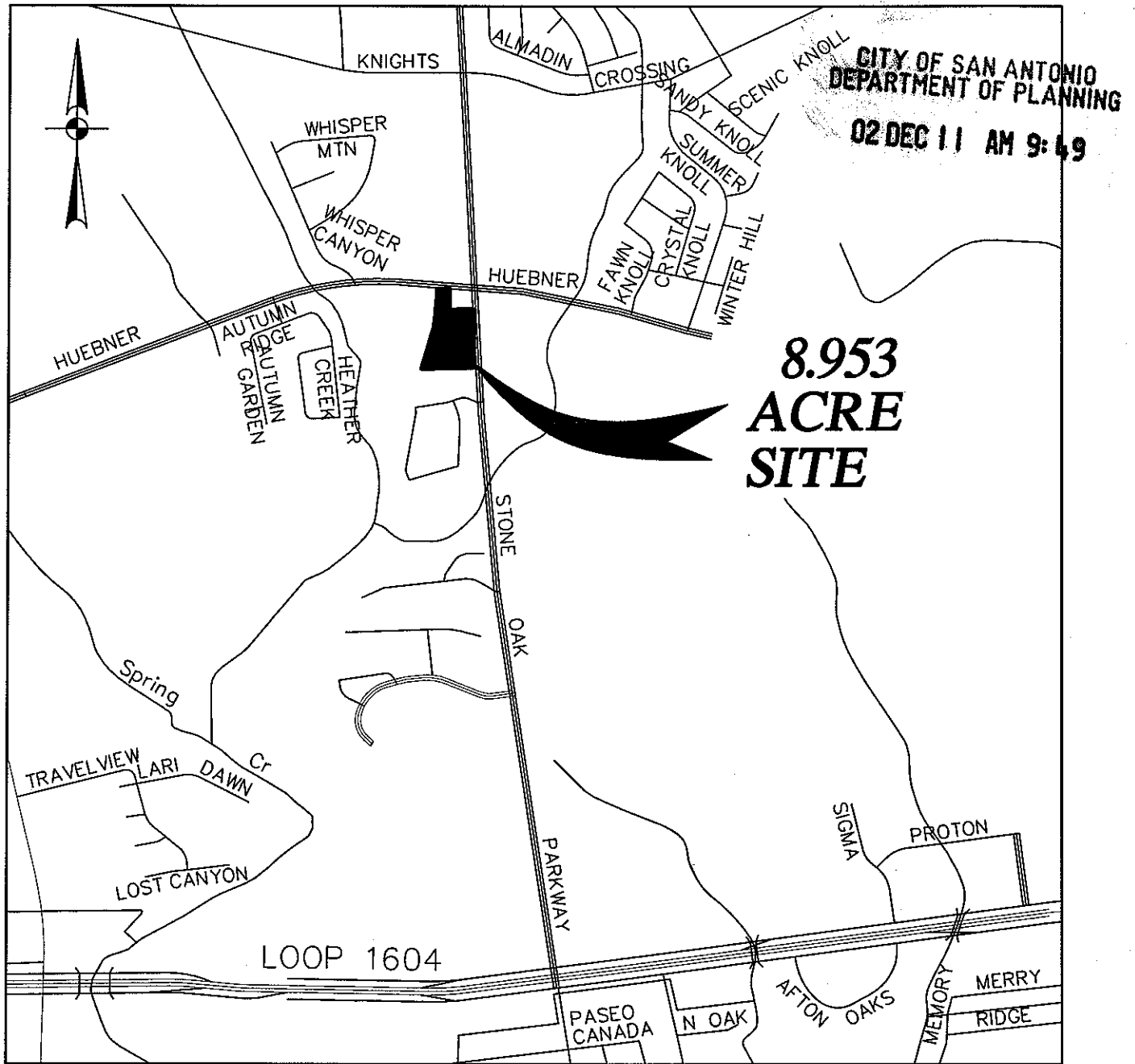


STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

LAND USE PLAN

VRP# 03-12-020

HALLENBERGER
TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216



LOCATION MAP
NOT-TO-SCALE

RECEIVED
02 DEC -9 AM 11:23
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio

New

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Vested Rights Permit APPLICATION

DEC 11 AM 9:49

Permit File: # VRP#03-12-020 Date: _____

Assigned by city staff

LAND DEVELOPMENT
SERVICES DIVISION

02 DEC -9 AM 11:22

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent John Farrell
2. Address: 1777 N.E. Loop 410 Suite 1500, San Antonio, Texas
3. Zip: 78217 Telephone # (210) 821-5900
4. Site location or address Stone Oak Parkway and Huebner
5. Council District 9 ETJ Over Edward's Aquifer Recharge (x) yes () no

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak # 48

Date accepted: 6/5/85 Expiration Date: 12/5/86 MDP Size: 4300 acres

• P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

• Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

Plat # _____ Acreage: _____ Approval _____
Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information on this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: JOHN FARRELL Signature: [Signature] Date: 12/06/02

Sworn to and subscribed before me by on this 6th day of DECEMBER 2002 to certify which witness by hand and seal of office.

Terrie Freasier



Notary Public, State of Texas, My Commission expires: August 30, 2004

City of San Antonio use

☒ Approved *Without platting, POADP # 48 expired in 1986. Was it platting?* ☐ Disapproved

Review By: [Signature] Date: Feb 28, 2003
Assistant City Attorney

*As of June 5, 1985
Per DRP #243
as long as such remains valid*

August 17, 2001 VRP# 03-12-020

TRANSMITTAL

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 DEC 11 AM 9:49



To: Development Services
Attn: Michelle Gonzales
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Date: 12/6/2002

LAND DEVELOPMENT
SERVICES DIVISION

02 DEC -9 AM 11:22

Re: Sonterra II (Plat No. 030073)

QUANTITY	DESCRIPTION
2	Copies of Vested Rights Permit Application & check (original)
2	Location Maps
2	DRP#243

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS: Please find above mentioned documents for Vested Rights Permit. Thank you.

From: Aubrey L. Farris, E.I.T.
For: Cara Tackett, P.E.
cc: FILE

Project No.: 4479-12

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com